

City Council
Atlanta, Georgia

06-0 -0955

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-44
Date Filed: 4-10-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1155 Hill Street, S.E.** be changed from the I-1-C (Light Industrial-Conditional) District to the MR5-A (Multi-family residential) District, to wit:

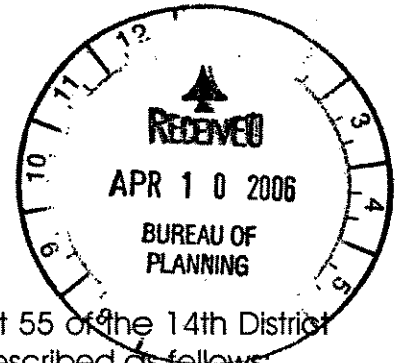
ALL THAT TRACT or parcel of land lying and Land Lot 55 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

1155 HILL STREET
LEGAL DESCRIPTION



All that tract or parcel of land lying and being in Land Lot 55 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the westerly right-of-way of Hill Street (40' R/W) with the northerly right-of-way of Englewood Avenue (not open, apparent 30' R/W, f.k.a. Englewood Street); thence along said right-of-way of Englewood Avenue South 89 degrees 16 minutes 07 seconds West a distance of 272.27 feet to a ½ inch rebar found; thence North 24 degrees 22 minutes 31 seconds West a distance of 425.00 feet to a ½ inch rebar found; thence South 65 degrees 18 minutes 57 seconds West a distance of 268.51 feet to a ½ inch rebar found; thence North 00 degrees 36 minutes 31 seconds West a distance of 150.00 feet to a ½ inch rebar set; thence South 89 degrees 12 minutes 29 seconds West a distance of 520.70 feet to a ½ inch rebar found; thence North 01 degrees 28 minutes 05 seconds West a distance of 159.84 feet to a ½ inch rebar set; thence along a curve to the right an arc distance of 549.50 (being subtended by a chord distance of 547.50, a bearing of North 71 degrees 57 minutes 51 seconds East and a 1859.86 foot radius) to a ½ inch rebar set; thence South 02 degrees 07 minutes 00 seconds East a distance of 146.00 feet to a ½ inch rebar set; thence South 85 degrees 54 minutes 34 seconds East a distance of 498.00 feet to a ½ inch rebar set; thence South 00 degrees 33 minutes 34 seconds East a distance of 200.00 feet to a ½ inch rebar set; thence South 86 degrees 28 minutes 34 seconds East a distance of 198.90 feet to a concrete monument found on said right-of-way of Hill Street; thence along said right-of-way South 00 degrees 51 minutes 26 seconds West to said ½ inch rebar set and the POINT OF BEGINNING. Said tract containing 8.7194 acres as shown on survey prepared by Pearson & Associates, Inc., dated February 2, 2004.

2-06-44

[illegible]